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# West Street, Weedon, NN7 4QU

£490,000 - Guide Price Detached

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Not Specified







## Property Summary

A three bedroom detached bespoke built property, well presented and spacious throughout and located in a desirable central position in the village of Weedon, close to local amenities.

## Features & Utilities

- ✓ Three Bedroom Property
- ✓ Detached
- ✓ Off Road Parking
- ✓ Downstairs WC
- ✓ Bespoke Built
- ✓ Spacious Throughout
- ✓ 100ft Rear Garden
- ✓ Ensuite
- ✓ Desirable Village Location
- ✓ 16ft Lounge

# Property Overview

A three bedroom detached bespoke built property, well presented and spacious throughout and located in a desirable central position in the village of Weedon, close to local amenities. The ground floor comprises hall, lounge, dining room, kitchen and WC. The first floor comprises two double bedrooms and a family bathroom. The second floor comprises double bedroom and en-suite. Outside to the front is off road parking for multiple vehicles and to the rear is a private and enclosed 100ft plus garden. EPC Rating: C Council Tax Band: E

## ENTRANCE

Enter via composite door to side elevation with uPVC double glazed obscure windows to either side of frame. Radiator. Wood laminate flooring. Stairs to first floor. Access to dining room, lounge and WC. Understairs storage.

## WC

Wood laminate flooring. Low level WC. Pedestal sink. Tiling to splashback areas. Chrome heated towel rail.

## LOUNGE 4.09m x 4.88m (13'5" x 16')

Two uPVC double glazed windows to front elevation. Two radiators. Fireplace. Wood laminate flooring.

## DINING ROOM 3.51m x 5.41m (11'6" x 17'9")

Access via double doors. uPVC double glazed window to side elevation. Radiator. Wood laminate flooring. Access into kitchen.

## KITCHEN 3.84m x 3.81m (12'7" x 12'6")

uPVC double glazed window to rear elevation. uPVC double glazed single door to side elevation with two smaller uPVC double glazed windows to side elevation. Range of base and wall mounted units with roll top work surface. Tiled splashbacks. Integrated appliances. Double oven and gas hob. Double width extractor hood. One and a half sink and drainer. Wood laminate flooring.

## FIRST FLOOR LANDING

Access to bedrooms two and three, airing cupboard and family bathroom.

**BEDROOM ONE 3.51m x 5.41m (11'6" x 17'9")**

uPVC double dormer window. Radiator. Eaves storage.

**BEDROOM TWO 4.11m x 4.85m (13'6" x 15'11")**

Two uPVC double glazed windows to rear elevation. Two radiators. Carpeted.

**FAMILY BATHROOM 2.59m x 2.36m (8'6" x 7'9") Maximum**

uPVC double glazed obscure window to side elevation. Shower cubicle. Heated towel rail. Pedestal sink. Low level WC. Bath. Tiled floor and splashback areas

**SECOND FLOOR LANDING**

Carpeted. Small storage cupboard.

**BEDROOM THREE 3.94m x 3.25m (12'11" x 10'8")**

Two uPVC double glazed windows to front elevation. Two radiators. Carpeted. Built in wardrobe.

**ENSUITE 2.34m x 1.42m (7'8" x 4'8") Maximum**

uPVC double glazed window to rear elevation. Heated towel rail. Low level WC. Pedestal sink. Shower cubicle. Half height tiling.

**OUTSIDE****FRONT**

Block paved driveway providing off road parking for multiple vehicles. Side access leading to rear garden and front door access into property.

**REAR GARDEN**

80ft plus in length. Patio stretching across width of the property. Mainly laid to lawn with several vegetable patches & orchards providing the opportunity for self-sufficiency.

**MATERIAL INFORMATION**

Type – Detached



Age/Era – Ask Agent  
Tenure – Ask Agent  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band E  
EPC Rating – C  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Central Heating, Gas Central Heating, Gas Heating  
Parking – Off-street, Driveway  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

### AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise

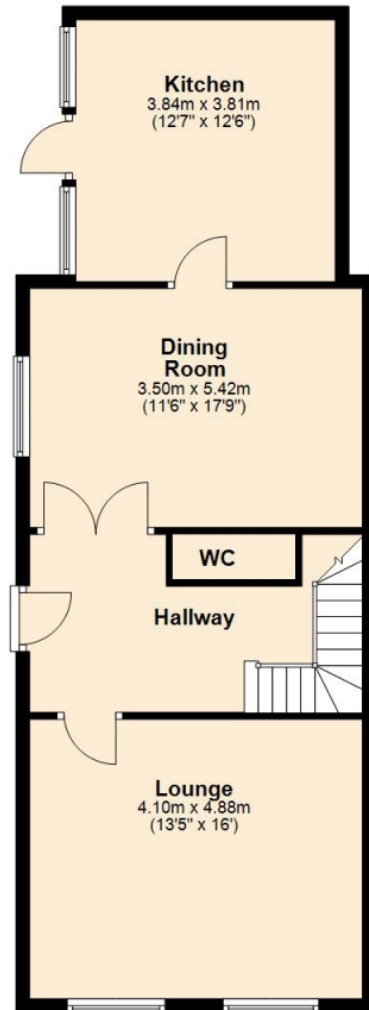
to this property.



# Floorplan

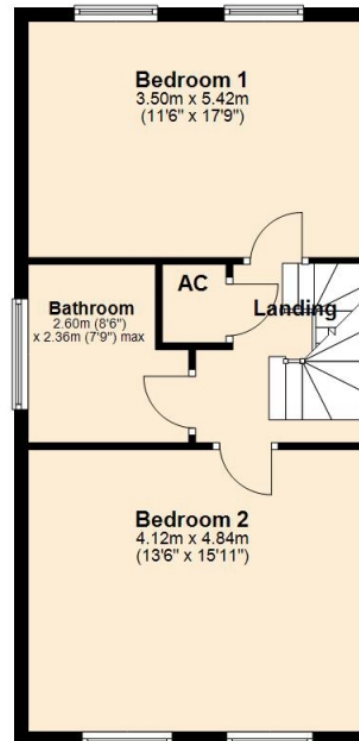
## Ground Floor

Approx. 65.9 sq. metres (708.8 sq. feet)



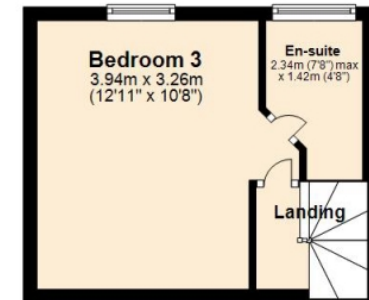
## First Floor

Approx. 53.4 sq. metres (575.0 sq. feet)



## Second Floor

Approx. 18.8 sq. metres (202.8 sq. feet)



Total area: approx. 138.1 sq. metres (1486.6 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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